114.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	832,800 / 832,800
					USE VALUE:	832,800 / 832,800
					ASSESSED:	832,800 / 832,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
257		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DECKER THOMAS G-ELEANOR M
Owner 2:	
Owner 3:	
Street 1:	257 PHEASANT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,133 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1986, having primarily Vinyl Exterior and 1872 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8133.000	368,000		464,800	832,800
Total Card	0.187	368,000		464,800	832,800
Total Parcel	0.187	368,000		464,800	832,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.87 | /Parcel: 444.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	146096
GIS Ref	
GIS Ref	
Insp Date	09/06/18

!8860!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	368,000	0	8,133.	464,800	832,800	832,800	Year End Roll	12/18/2019
2019	101	FV	285,200	0	8,133.	471,400	756,600	756,600	Year End Roll	1/3/2019
2018	101	FV	285,200	0	8,133.	351,900	637,100	637,100	Year End Roll	12/20/2017
2017	101	FV	285,200	0	8,133.	318,700	603,900	603,900	Year End Roll	1/3/2017
2016	101	FV	285,200	0	8,133.	305,400	590,600	590,600	Year End	1/4/2016
2015	101	FV	282,400	0	8,133.	259,000	541,400	541,400	Year End Roll	12/11/2014
2014	101	FV	282,400	0	8,133.	245,700	528,100	528,100	Year End Roll	12/16/2013
2013	101	FV	282,400	0	8,133.	233,700	516,100	516,100		12/13/2012

PRINT

Date	Time
12/10/20	23:23:59

LAST REV

Date	Time
09/25/18	10:08:24
apro	
8860	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16942-115		4/1/1986		249,900	No	No		Y

USER DEFINED

Prior Id # 1:	146096
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	Inspected	CC	Chris C
8/8/2018	MEAS&NOTICE	CC	Chris C
11/4/2008	Meas/Inspect	294	PATRIOT
2/15/2000	Meas/Inspect	263	PATRIOT
4/1/1986		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8133		Sq. Ft.	Site		0	70.	0.82	5									464,796						464,800	

Total AC/HA: 0.18671 | Total SF/SM: 8133 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 464,796 | Spl Credit | Total: 464,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1986	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	12.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	12.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21089745
Const Adj.:	0.98604006
Adj $ / SQ:	149.249
Other Features:	95657
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418657
Depreciation:	50657
Depreciated Total:	367999

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

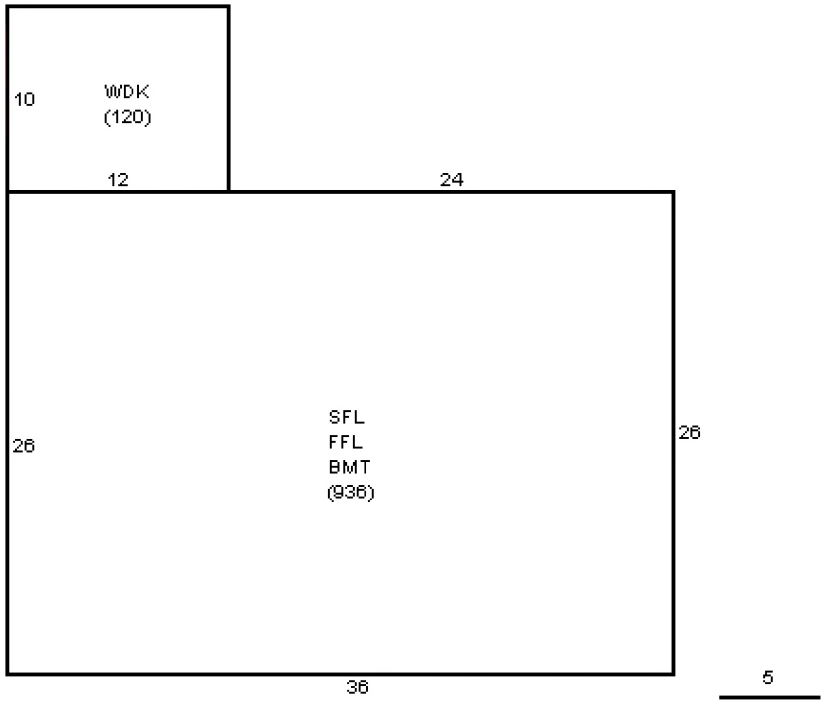
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	149.25
Special Features:	0	Val/Su Net:	125.68
Final Total:	368000	Val/Su SzAd	196.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	44.770	41,909
FFL	First Floor	936	149.250	139,697
SFL	Second Floor	936	149.250	139,697
WDK	Deck	120	14.130	1,696

Net Sketched Area:	2,928			Total:	322,999
Size Ad	1872	Gross Are	2928	FinArea	1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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